

Historic Preservation Design Review

June 23, 2011

HP-11-18, 13 N. Main St. (City)

I. THE REQUEST

Applicant: City of Sumter (Ray Reich)

Status of the Applicant: Agent for property owner

Request: Design Review for proposed rear exterior renovations

Location: 13 N. Main St.

Present Use/Zoning: Commercial/CBD (Central Business District)

Tax Map Reference: 228-12-05-011

Adjacent Property Land Use and Zoning: North – New York Hi-Style/CBD
South – Imports Ltd./CBD
East – Commercial Parking Lot/CBD
West – N. Main St.

II. BACKGROUND

The applicant is requesting design review approval for exterior renovations to the rear of a recently renovated commercial building that fronts on N. Main Street. The rear faces the Harvin St./Sumter Opera House public parking lot. The applicant intends to replace existing windows and doors, to remove and replace existing downspouts and leaderheads, and finally to re-paint the exterior masonry.

Architectural/Historic Context

Based on the 1985 Main Street Sumter Survey, 13 N. Main St. is structurally part of the same building that houses New York Hi-Style. Based on the 1985 Survey, the building was constructed circa 1887 as confirmed on the Sanborn Insurance Maps. The building is an L-shape plan consisting of two floors with the addition of one floor inside the L, making the existing floor plan rectangular in nature.

This structure is located inside the designated National Register District boundary. It is deemed to be a contributing structure within the District. It is historically significant because of its age (c. 1889) and architectural details that were recently renovated. The building was the subject of a Certificate of Appropriateness for extensive façade work that





Rear exterior at 13 N. Main

was approved under HP-10-10, and is presently occupied by Queen Fashions.

Scope of Proposed Work:

The windows on the rear façade of the building are currently covered with plywood. The applicant proposes to replace the plywood with two-over-two windows to match those in use on the side of the adjacent building, visible in the alleyway between that building and the Sumter Opera House. In addition, a door on the ground floor level that provides access to the parking lot will be replaced with a door that matches those in the alleyway on the Opera House building.

Two of the existing leaderheads (conductor heads that collect water from the roof through opening pipe conduits in the rear wall) and downspouts are painted to match the rest of the rear façade, and one has a brushed plain metal finish. The leaderheads are to be replaced with aluminum collectors by Gutter Supply Co. (Lake Bluff, IL) model “Heath,” (15” x 9” x 10”) with round aluminum downspouts to match.

Finishing paint colors to be used are as specified (see below).

Sherwin-Williams Arts & Crafts Palette

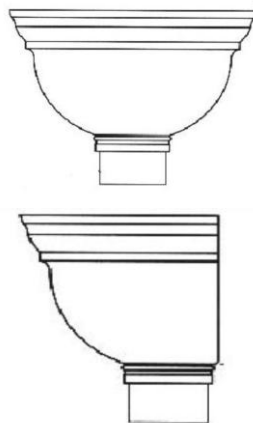
Brick: SW 0035
Indian White



Doors: SW 7745
Muddled Basil



Windows: SW 7740
Messenger Bag



Gutter Supply's ***Heath***
front view (top) and
side view (bottom)



Replacement doors and windows are to match those on adjacent buildings of the same period



#13) UPPER FACADE WINDOWS SHOULD RETAIN ORIGINAL DIMENSIONS AND DETAILS

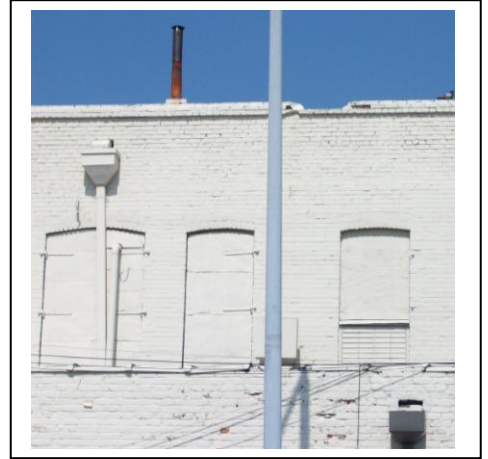
Normally Required

- a. Original window opening dimensions and details should be preserved and maintained. Original window sash should be retained.
- b. Original window openings should not be altered. This includes enclosing original openings or obscuring windows with added materials.
- c. Window details such as decorative wood or sheet metal cornices should be preserved and maintained.

Recommended

- d. If original windows are missing, replacement windows should be of one-over-one sash configuration. These windows should have distinct meeting rails and have the appearance of operable windows. Windows with flush or snap on mullions should not be installed.
- e. Wood is the preferred material for replacement windows. Also allowed are one-over-one aluminum windows with a baked enamel finish. Raw or unpainted aluminum windows should not be installed.

The replacement windows are proposed to be two-over-two because this is the style on the adjacent portion of the building (New York High Style).



#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED

Normally Required

- a. Masonry walls that have not been previously painted should not be painted unless there are significant contrasts in the brick and mortar.
- b. Stucco or drivit surfaces to downtown buildings should not be added.

Recommended

- c. Colors should be selected to compliment the dominant existing colors of dark red and similar hues.

The rear of the building is currently painted, and the colors selected are from a historic palette and have been used in similar situations in the Sumter central business district.

Unpainted masonry walls on the front of the building are not proposed to be painted.

III. STAFF RECOMMENDATION

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines and the colors proposed are on the palette of colors historically in use by property owners in the Downtown Historic District, as previously approved for other buildings by the Board.

IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve HP-11-18, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-11-18.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION – JUNE 23, 2011

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, June 23, 2011, voted to approve this request in accordance with the materials, photographs, and details submitted and referenced in the Staff Report.